

4. LAND USE AND DEVELOPMENT DENSITY SURROUNDING FORT MCCOY



Fort McCoy is located in Monroe County in rural western Wisconsin adjacent to local units of government that are committed to managing the development density around Fort McCoy. The Fort McCoy military base is located within six rural unincorporated towns in Monroe County and adjacent to two unincorporated towns in Jackson County. The southern portion of the base is located along Interstate 90 between the cities of Sparta and Tomah. The northern portion of the base is located southwest of Interstate 94 and adjacent to Jackson County.



Black River State Forest in Jackson County

Urban growth and land constraints around military installations is a major concern to the Department of Defense. Due to the rural nature of the area and the attitudes of local residents and elected officials towards the base, it is anticipated that residential encroachment will have no/or minimal impact on the military operations at Fort McCoy. However, if it becomes necessary local governments are willing to cooperate with Fort McCoy on land use encroachment issues. A review of local city comprehensive plans and an analysis of population density, projected population density and housing density of the unincorporated towns in the vicinity of the base has been performed to determine the extent to which Fort McCoy is/will be impacted by residential encroachment.

Cities in the area (Sparta and Tomah) that would pose the greatest encroachment threat to the base have been proactive in their approach to managing future development. The City of Sparta and the City of Tomah have both adopted comprehensive plans.

The City of Sparta Comprehensive Plan designates new residential growth away from Fort McCoy. The City of Sparta is located approximately one mile from the southwest corner of the 61,143 acre Fort McCoy Military Reservation. In 2000, the City of Sparta had a population of 8,648 and is estimated to grow by 9% over the next ten years. The City of Sparta in conjunction with the Town of Sparta completed a *Smart Growth Comprehensive Plan in 2003*. The plan addresses future growth and designates specific areas for the growth to occur. The plan guides future residential growth to the north, south and west of the city, away from Fort McCoy. Industrial and commercial growth is designated to the south and east of the city, in the general direction of Fort McCoy. The area designated for industrial and commercial growth adjoins the military reservation near the location of the Sparta/Fort McCoy Airport. The remainder of property adjacent the military reservation is designated for Agriculture/Estate Residential (large parcel low density residential). It is anticipated that the commercial and industrial designated properties will not pose an encroachment threat to the military reservation because they will be business properties not residential uses. Secondly, there is not adequate land area adjacent to the commercial and industrial properties for large scale residential developments adjacent to the military reservation. The potential low population density of the remaining areas designated Agriculture/Estate Residential will not pose an encroachment threat to Fort McCoy due to the density limitations of the land use districts.

The City of Tomah Comprehensive Plan encourages infill development within the existing city boundary. The City of Tomah is located approximately four miles from the southeast corner of the Fort McCoy Military Reservation. In 2000, the City of Tomah had a population of 8,419 and is estimated to grow by 7.4% over the next ten years. Similar to Sparta, the City of Tomah completed a *City of Tomah Comprehensive Plan in 2002*. Historically, residential growth in and around Tomah has taken place to the northwest of the city. This is in the general direction of Fort McCoy. Residential growth has occurred in this direction primarily because natural environmental

constraints (wetlands, topography, etc.) have precluded development from advancing in other directions. The comprehensive plan does recognize the current development patterns and strongly emphasizes the need to infill development within existing municipal corporate limits. The plan also identifies action items (objectives) to accomplish the goal. This awareness and action by local officials will minimize future residential encroachment on Fort McCoy.

Unincorporated Towns adjacent to Fort McCoy average only 7 homes and 17 residents per square mile. Fort McCoy is located in the Monroe County unincorporated towns of Angelo, Adrian, Grant, Greenfield, LaFayette, and New Lyme. The Jackson County towns of Manchester and Millston border the base to the north, Map 4-1. Table 4.1 and the associated Maps 4-2 and 4-3 demonstrate the population density of the towns around Fort McCoy. The data illustrates that in 2000 the towns of Angelo, Greenfield, La Grange, Sparta and Tomah near Fort McCoy have the most number of people per square mile and are projected to increase in population density in the future. These five towns are located on the southwest and east sides of the base. Higher population densities in the towns of Angelo and Sparta, can be attributed to their close proximity to the City of Sparta. Another factor that influences

population density is that Interstate 90 and State Highway 16 travel through the towns. The towns of Greenfield, Tomah and La Grange population density is more than likely the result of their closeness to the City of Tomah. In addition, State Highways 12 and 21 and Interstates 90 and 94 go through one or more of the towns. It is also important to note that some of the population density around Fort McCoy can be attributed to the base, as it is the largest civilian employer in Monroe County.

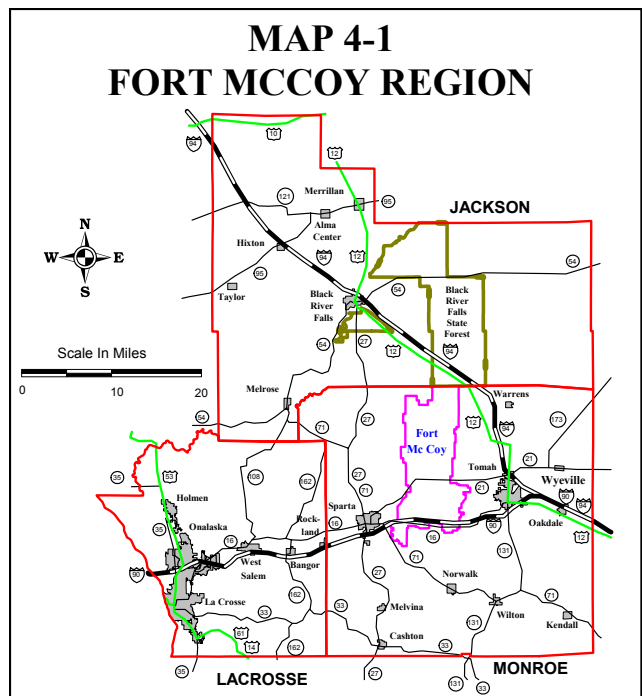
The remaining towns around Fort McCoy are less densely populated. It is anticipated that their densities will increase, but it is not likely the densities will increase dramatically. Interstate 90 travels through the town of Adrian and Interstate 94 travels through the towns of Lincoln and Grant, but the three towns are located far enough away from the City of Tomah that any density impacts would be negligible. Interstate 94 does go through the northern Jackson County Town's of Manchester and Millston. However, large portions of these towns consist of publicly owned forest land (Jackson County Forest and the Black River State Forest) which will prevent them from being heavily populated. In the nine remaining towns studied (Adrian, Knapp, Little Falls, New Lyme, LaFayette, Leon, Wells, Ridgeville, and Wilton), the chance of having a dramatic increase in population density is small, since they are located away from the cities of Sparta and Tomah and Interstate 90 or 94 does not go through them.

**TABLE 4.1
Population & Population Density of Selected Unincorp. Towns**

Towns in Jackson & Monroe Cnty	*Sq. Miles	Census Pop. 1980	Resid. Per Sq. Mi. 1980	Census Pop. 1990	Resid. Per Sq. Mi. 1990	Census Pop. 2000	Resid. Per Sq. Mi. 2000	Pop. Prj. 2010	Resid. Per Sq. Mi. 2010
Towns Adjacent to Fort									
Adrian	23.10	403	17	520	23	682	30	807	35
Angelo	19.42	1,189	61	1,219	63	1,268	65	1,318	68
Grant	18.48	312	17	346	19	483	26	578	31
Greenfield	19.85	536	27	556	28	626	32	683	34
LaFayette	17.64	256	15	298	17	318	18	338	19
Manchester	63.30	590	9	563	9	680	11	764	12
Millston	71.96	202	3	154	2	136	2	122	2
New Lyme	22.00	123	6	156	7	141	6	149	7
Subtotals	255.75	3,611	14	3,812	15	4,334	17	4,759	19
Towns within 4 mi. of Fort									
Knapp	71.01	201	3	257	4	275	4	307	4
La Grange	31.92	1,728	54	1,507	47	1,761	55	1,944	61
Leon	34.25	751	22	746	22	858	25	998	29
Lincoln	35.08	644	18	765	22	827	24	915	26
Little Falls	66.88	1,228	18	1,137	17	1,334	20	1,499	22
Ridgeville	34.35	530	15	497	14	491	14	553	16
Sparta	48.74	2,317	48	2,385	49	2,750	56	3,207	66
Tomah	31.77	1,089	34	1,076	34	1,194	38	1,324	42
Wells	35.81	474	13	442	12	529	15	594	17
Wilton	35.00	670	19	777	22	925	26	1,051	30
Subtotals	424.81	9,632	23	9,589	23	10,944	26	12,392	29
Area Totals	680.56	13,243	19	13,401	20	15,278	22	17,151	25

*Square Mile Calculations do not include incorporated land or Fort McCoy Military Reservation Land

Source: U.S. Dept. of Commerce-Bureau of the Census, 1980-2000
- Population Projections—WI Dept. of Administration-Demographic Services Center



**TABLE 4.2
Housing Unit Data of Selected Unincorporated Towns**

Towns in Jackson & Monroe Cnty	*Sq. Miles	Housing Units 1980	H. Units Per Sq. Mi. 1980	Housing Units 1990	H. Units Per Sq. Mi. 1990	Housing Units 2000	H. Units Per Sq. Mi. 2000
Towns Adjacent to Fort							
Adrian	23.10	132	6	179	8	248	11
Angelo	19.42	392	20	432	22	517	27
Grant	18.48	133	7	157	8	211	11
Greenfield	19.85	213	11	221	11	269	14
LaFayette	17.64	67	4	98	6	126	7
Manchester	63.30	243	4	338	5	322	5
Millston	71.96	123	2	125	3	98	1
New Lyme	22.00	55	3	66	2	80	4
Subtotals	255.75	1,358	5	1,616	6	1,871	7
Towns within 4 mi. of Fort							
Knapp	71.01	124	2	146	2	131	2
La Grange	31.92	556	17	536	17	666	21
Leon	34.25	240	7	261	8	320	9
Lincoln	35.08	275	8	316	9	365	10
Little Falls	66.88	420	6	448	7	580	9
Ridgeville	34.35	156	5	174	5	183	5
Sparta	48.74	687	14	782	16	967	20
Tomah	31.77	339	11	364	11	445	14
Wells	35.81	143	4	156	4	191	5
Wilton	35.00	198	6	213	6	265	8
Subtotals	424.81	3,138	7	3,396	8	4,113	10
Area Totals	680.56	4,496	7	5,012	7	5,984	9

*Square Mile Calculations do not include incorporated land or Fort McCoy Military Reservation Land

Source: Housing—U. S. Department of Commerce, Bureau of the Census 1980-2000

Table 4.2 and the associated Map 4-4 illustrates the number of housing units and housing unit density for the unincorporated towns in the vicinity of Fort McCoy. Analysis of the housing unit data found that the housing density trends were consistent with the population and population density findings.

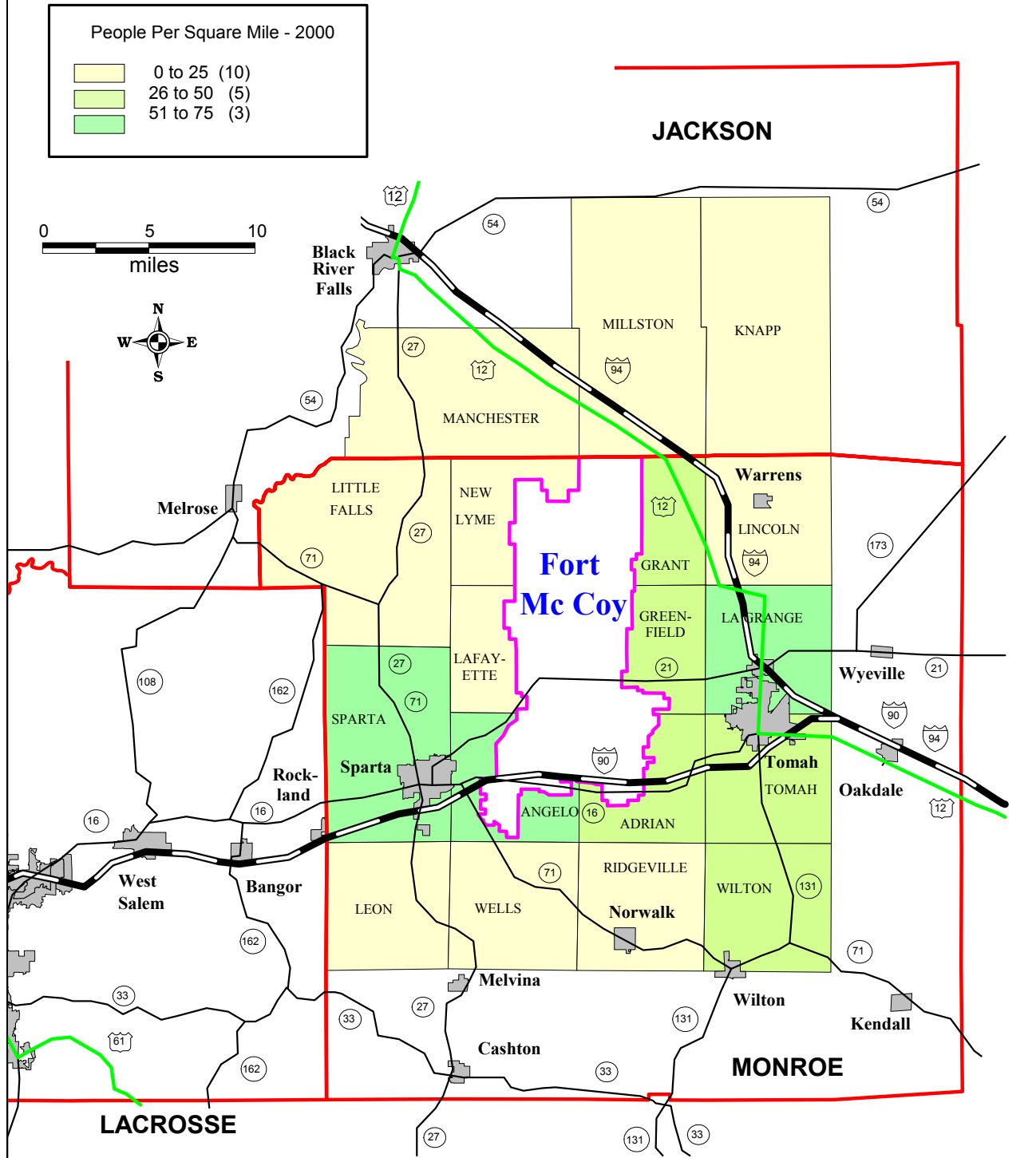
It is also encouraging that the Department of the Army and Fort McCoy completed an Installation Environmental Noise Management Plan (IENMP) partially in an attempt to limit potential land use conflicts. The plan detailed where the majority of noise generating activities occur and the level of noise generated at the military reservation. The majority of noise disturbance activities take place in the northern 1/2 or 1/3 of the base, thus keeping the noise disturbance away from the cities of Sparta and Tomah. In addition, some the most rural areas of the Fort McCoy Region are located in and around the north side of the military reservation. More information on the IENMP has been detailed in Chapter 11 of this plan.

Ultimately, land use conflicts and encroachment issues arise around military bases when there is apathy or lack of communication on the part of the local governments and the military. Fort McCoy and the local governments in the area have a history of cooperation and communication as well as proactively addressing their futures through planning. It is apparent that for these reasons any future conflicts that might arise will be resolved in a reasonable and mutually beneficial manner.

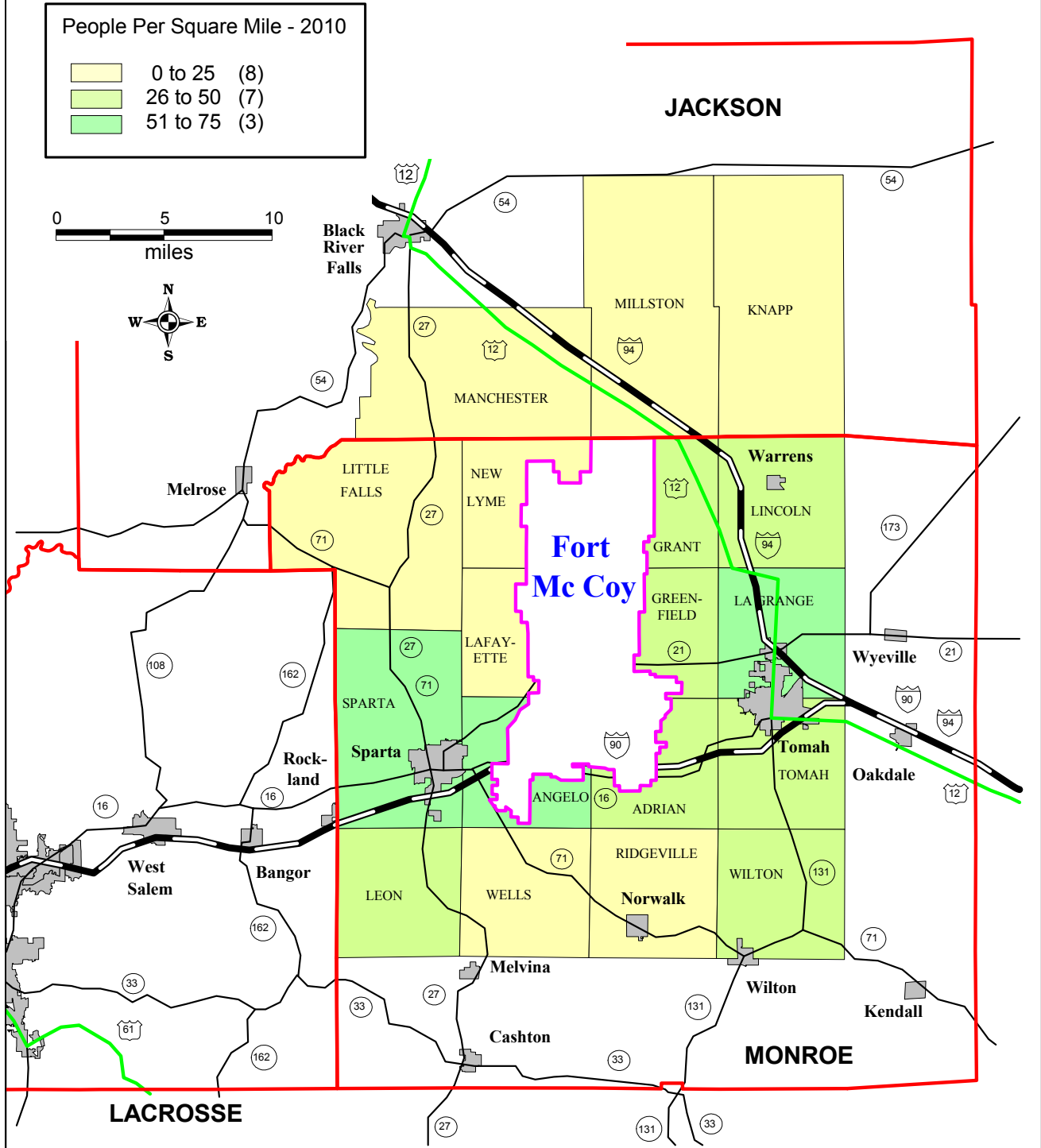


The Land Area Surrounding Fort McCoy is Primarily Farmland and Woodlands

Map 4-2 2000 Population Per Square Mile For Towns Surrounding Fort McCoy



Map 4-3 2010 Projected Population Per Square Mile For Towns Surrounding Fort McCoy



Map 4-4 2000 Housing Units Per Square Mile For Towns Surrounding Fort McCoy

